

Message Text

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ACTION EUR-12

INFO OCT-01 ISO-00 SY-05 FBOE-00 A-01 EURE-00 /019 W

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FM AMEMBASSY ATHENS

TO SECSTATE WASHDC PRIORITY 505

INFO MARINE REGIONAL OFFICER COMPANY A FRANKFURT GER

UNCLAS ATHENS 7107

E.O. 11652: N/A

TAGS: ABLD, GR

SUBJECT: MARINE GUARD QUARTERS

FOR EUR/EX AND A/SY/FO

1. EMBASSY REQUESTS EARLY APPROVAL TO CANCEL LEASE NO. S-23FBO-320 (PRESENT RENT DRS. 15,000 OR \$449.00 PER MONTH) WHICH COVERS THREE STORY RESIDENCE KNOWN AS THE MARINE HOUSE LOCATED AT 47 MOUSSON AND LEKKAKI STREETS, NEW PHILOTHEI, ATHENS. POST PROPOSES TO MOVE THE MARINE HOUSE TO 37 ZAKYNTHINOUS STREET, PAPAGOU, ATHENS (PROPOSED RENTAL DRS. 30,000 OR \$898.00 PER MONTH)

2. ONE OF THE LANDLORDS OF THE MARINE HOUSE (OWNED BY TWO BROTHERS) CAME TO THE EMBASSY AUGUST 27, 1975 AND STATED THAT HE WANTED THE RENT INCREASED TO DRS. 24,000 INSTEAD OF THE PRESENT DRS 15,000 OR HE WOULD TAKE THE MATTER TO THE COURTS TO PETITION FOR EVICTION. THE 30-DAY RENEWAL NOTICE TO LEASE THE PROPERTY FOR A FURTHER PERIOD OF ONE YEAR COMMENCING ON OCTOBER 1, 1975 WAS DUE SEPTEMBER 1, 1975 AND WAS SENT TO THE LANDLORD(S) AUGUST 29, 1975. UNDER THE TERMS OF THE LEASE AGREEMENT, ANNUAL RENTAL IS PAYABLE IN ADVANCE, I.E., ON OCTOBER 1, 1975. MAINTENANCE AND REPAIR ARE EMBASSY RESPONSIBILITY AS WE CANNOT DEDUCT COSTS FROM THE RENT ALREADY PAID. WE DO NOT ENVISAGE ANY PROBLEM IN CANCELLING THIS LEASE IF IT IS CANCELLED THIS MONTH, INASMUCH AS LANDLORD STRONGLY DESIRES POSSESSION.

3. LOCATION - THE PRESENT MARINE HOUSE IS 2.8 MILES FROM THE
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EMBASSY. DURING PERIODS OF LESSER TRAFFIC, DRIVING TIME IS 10

OR MORE MINUTES. THE PROPOSED RESIDENCE IS 3 1/2 MILES FROM THE EMBASSY, AND DRIVING TIME IS 15 MINUTES, PERFORMED MOSTLY ON A SIX LANE MAIN AVENUE, WHERE TRAFFIC MOVES RAPIDLY. THE PAPAGOU HOUSE IS NEAR THE NCOIC QUARTERS (1/2 MILE - 5 MINUTES DRIVING TIME) WHICH WOULD ALLOW CLOSER SUPERVISION. THE PRESENT MARINE HOUSE IS LOCATED ABOUT 20 MINUTES' DRIVING TIME FROM THE NCOIC'S RESIDENCE.

4. SECURITY - RADIO TRANSMISSION PROPAGATION IS NOT POSSIBLE BETWEEN THE EMBASSY BUILDING AND THE PRESENT MARINE HOUSE BECAUSE OF THE DENSITY CONDITION CAUSED BY APARTMENT BUILDING CONGESTION BETWEEN THE TWO SITES. BY CONTRAST, THROUGH THE UTILIZATION OF ANTENNAE, RADIO COMMUNICATION BETWEEN THE PROPOSED PAPAGOU MARINE HOUSE AND THE EMBASSY HAS BEEN TESTED AND FOUND TO BE EXCELLENT. REGIONAL SECURITY OFFICER CONSIDERS HIGH MARINE DETACHMENT MORALE EXTREMELY IMPORTANT. THESE ASPECTS MAY WARRANT FUNDING CONSIDERATION UNDER DEPARTMENT PROGRAM TO COMBAT TERRORISM

5. ACCOMMODATIONS IN THE PRESENT MARINE HOUSE - THE MARINE QUARTERS ARE IN A SINGLE/UNATTACHED 3-STORY BUILDING ON A STEEP HILLSIDE IN A RESIDENTIAL AREA. THERE ARE 6 APARTMENTS, I.E., 6 KITCHENS, 6 DINING AREAS, 10 BEDROOMS, AND 6 BATHROOMS AND A SMALL BAR/RECREATION AREA. ALL OF THE ROOMS ARE SMALL AND CROWDED EVEN WITH ONLY A FEW PIECES OF FURNITURE. PLUMBING INSTALLATIONS NEED MAJOR REPAIRS, ONE BATHTUB HAS RUSTED THROUGH THE PORCELAIN, SHOWER HEADS ARE THE TELEPHONE TYPE NOT ATTACHED TO THE BATHROOM WALL, SPOIGERS AND SINKS ARE OLD, AND IN MANY INSTANCES NEED REPLACEMENT. A PART OF THE WOODEN FLOOR IN ONE OF THE ROOMS NEEDS TO BE REPLACED. THE APARTMENTS ARE UNATTRACTIVE, NATURAL LIGHTING FROM THE SMALL WINDOWS IS MINIMAL, AND THE ROOMS IN EACH APARTMENT ARE ENCLOSED IN A LABYRINTH OF NARROW HALLWAYS WHERE SPACE IS WASTED. THE ONLY STORAGE SPACE AVAILABLE IS A SMALL AREA IN THE BASEMENT NEXT TO THE FURNACE. THE GARDEN AREA IS VERY SMALL, AND ONLY ON-THE-STREET PARKING IS AVAILABLE. LOCATED IN A CONGESTED AREA OF ATHENS, PERFORMANCE OF PHYSICAL TRAINING IS NOT POSSIBLE.

6. ACCOMMODATIONS IN THE PROPOSED MARINE HOUSE - THIS SINGLE/ UNATTACHED 3 FLOOR DWELLING IN A RESIDENTIAL AREA WAS COMPLETED IN UNCLASSIFIED

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DECEMBER 1974. IT HAS 6 LARGE BEDROOMS WITH BUILT-IN CLOSETS, ONE GUEST BEDROOM ON THE ROOF, 2 KITCHENS, 3 FULL BATHS PLUS 3 ONE HALF BATHS, A LAUNDRY ROOM AND SUFFICIENT STORAGE SPACE. THE ROOMS

ARE LARGE, ATTRACTIVE AND HAVE WINDOWS WHICH OFFER ADEQUATE NATURAL LIGHTING. THERE IS SPACE ENOUGH FOR ONE KITCHEN/PANTRY AREA, PLUS A COMMON DINING AREA, WHICH COULD BE USED BY THE ENTIRE DETACHMENT. THE GROUND FLOOR CAN CONVENIENTLY BE USED AS

A BAR/RECEPTION AREA. THE GARDEN IS MEDIUM SIZE BY ATHENS STANDARDS AND THERE IS OFF-STREET PARKING, AND A CAR PORT. THE AREA OF THE PROPOSED QUARTERS OFFERS THE MARINES AMPLE OPPORTUNITY TO FOLLOW THEIR REQUIRED PHYSICAL TRAINING PROGRAM.

7. THE LANDLADY HAS VERBALLY AGREED TO RENT HER HOUSE IN PAPAGOU TO THE U.S. GOVERNMENT FOR THE USE OF 11 TO 12 MARINES FOR DRS 30,000 PER MONTH, THUS PER CAPITA COST WOULD APPROXIMATE \$83 PER MONTH PER MARINE. THE EMBASSY HAS BEEN GIVEN A VERBAL OPTION ON THIS HOUSE THROUGH SEPTEMBER 25. THE EMBASSY HAS CHECKED 16 OTHER PROPERTIES AND THE PAPAGOU ONE IS THE BEST OBTAINABLE

8. THE PRESENT MARINE HOUSE LACKS MANY OF THE AMENITIES NECESSARY TO ENCOURAGE GOOD MORALE IN A FOREIGN COUNTRY, AND THE POST STRONGLY RECOMMENDS APPROVAL TO CANCEL THE PRESENT LEASE AND ENTER INTO A NEW LEASE AGREEMENT FOR THE PAPAGOU HOUSE

9. UPON BUREAU'S APPROVAL, THE EMBASSY WILL PREPARE AN INCREASE DECREASE REQUEST. IF NECESSARY WE ARE PREPARED TO ABSORB THE ENTIRE COST OF THE NEW MARINE HOUSE WITHIN OUR CURRENT ALLOTMENT KUBISCH

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